

**Certificate of Notice Page 1 of 3**  
**United States Bankruptcy Court**  
**Eastern District of Pennsylvania**

In re:  
 Angie D. Valentin  
 Debtor

Case No. 18-17497-amc  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Randi  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 2

Date Rcvd: Feb 18, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 20, 2020.

db +Angie D. Valentin, 4519 Higbee Street, Philadelphia, PA 19135-3628  
 14230142 +WILLIAM CLAUDIO, 2137 NORTH HOPE STREET, PHILADELPHIA, PA 19122-1708

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 20, 2020

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 18, 2020 at the address(es) listed below:

JACK K. MILLER on behalf of Trustee WILLIAM C. MILLER, Esq. philaecf@gmail.com, ecfemails@ph13trustee.com  
 JEROME B. BLANK on behalf of Creditor The Bank Of New York Mellon Et Al jerome.blank@phelanhallinan.com  
 JOSEPH VACCARO on behalf of Debtor Angie D. Valentin vaccaroeshq@erielawcenter.com, acevedoesq@erielawcenter.com  
 JOSHUA DOMER on behalf of Creditor City of Philadelphia joshua.domer@phila.gov, karena.blaylock@phila.gov  
 MARIO J. HANYON on behalf of Creditor The Bank Of New York Mellon Et Al paeb@fedphe.com  
 REBECCA ANN SOLARZ on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-3 bkgroup@kmllawgroup.com  
 ROBERT J. DAVIDOW on behalf of Creditor The Bank Of New York Mellon Et Al robert.davidow@phelanhallinan.com  
 THOMAS YOUNG.HAE SONG on behalf of Creditor The Bank Of New York Mellon Et Al paeb@fedphe.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM C. MILLER, Esq. on behalf of Trustee WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com  
 WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 11

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: **ANGIE D. VALENTIN** D/B/A **UNITY INVESTMENTS, LLC** **Debtor** :  
THE BANK OF NEW YORK MELLON, F/K/A :  
THE BANK OF NEW YORK AS SUCCESSOR :  
IN INTEREST TO JPMORGAN CHASE BANK, :  
N.A. AS TRUSTEE FOR NOVASTAR :  
MORTGAGE FUNDING TRUST, SERIES 2005- :  
1, NOVASTAR HOME EQUITY LOAN ASSET- :  
BACKED CERTIFICATES, SERIES 2005-1 :  
Movant :  
v. :  
ANGIE D. VALENTIN :  
D/B/A **UNITY INVESTMENTS, LLC** :  
**WILLIAM CLAUDIO** :  
Respondents

**ORDER GRANTING RELIEF FROM THE STAY IN ORDER TO PROCEED WITH  
LOAN MODIFICATION**

AND NOW, this 18th day of February , 2020, at PHILADELPHIA, upon Motion of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1 (Movant), it is:

**ORDERED**, that approval and recording (if applicable) of the loan modification shall in no way constitute a violation of the automatic stay; and it is further;

**ORDERED** that Movant shall be permitted to communicate with the Debtor and Debtor's counsel to the extent necessary to comply with applicable non-bankruptcy law;

**ORDERED** that Rule 4001(a)(3) is not applicable and **THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE-FUNDING TRUST, SERIES 2005-1, NOVASTAR HOME EQUITY LOAN ASSET-**

**BACKED CERTIFICATES, SERIES 2005-1** may immediately enforce and implement this Order granting Relief from the Automatic Stay for the limited purpose of recording and completing the loan modification.



ASHELY M. CHAN, Bankruptcy Judge

WILLIAM C. MILLER, ESQ. (TRUSTEE)  
P.O. BOX 1229  
PHILADELPHIA, PA 19105

WILLIAM CLAUDIO  
2137 NORTH HOPE STREET  
PHILADELPHIA, PA 19122-1708

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5908 TORRESDALE AVENUE  
PHILADELPHIA, PA 19135

ANGIE D. VALENTIN  
4519 HIGBEE STREET  
PHILADELPHIA, PA 19135